

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION MEETING**

3
4 **Wednesday, April 2, 2008**

5 **7:00 p.m.**

6 **Cottonwood Heights City Council Room**
7 **1265 East Fort Union Boulevard, Suite 300**
8 **Cottonwood Heights, Utah**
9

10 ***ATTENDANCE***

11
12 **Planning Commission Members:**

City Staff:

13
14 Geoff Armstrong
15 J. Thomas Bowen
16 JoAnn Frost
17 Doug Haymore
18 Jim Keane
19 Amy Rosevear
20

Michael Black, Planning Director
Glenn Symes, Associate Planner

21 **REGULAR MEETING**

22
23 Vice Chair Doug Haymore called the meeting to order at 7:00 p.m. Procedural issues were
24 reviewed.
25

26 **1. Public Comment.**

27
28 There were no public comments.
29

30 **2. Public Hearing – Flag Lot – Oliphant.**

31
32 (19:03:10) Associate Planner, Glenn Symes, presented the staff report and stated that the request
33 was for a flag lot at 6561 South 2300 East. The site plan staff had at the time the matter was
34 noticed had undergone some changes. As a result, the item presented today would be somewhat
35 different than what needs to take place. Staff requested the matter be continued until the
36 Wednesday, May 21, 2008 Meeting. Mr. Symes clarified that tabling the matter was not due to
37 lack of interest. The applicants were encouraged to come back before the Commission on May
38 21 after they have reviewed how the request will be changed.
39

40 (19:04:52) *Commissioner Bowen moved to table the above matter. Commissioner Frost*
41 *seconded the motion. The motion passed unanimously.*
42

43 A scout troop present in the audience was recognized.
44

45 **3. Public Hearing – Amendments to Chapter 19.82 – Signs.**

46
47 (19:06:14) Planning Director, Michael Black, explained that what was presented were
48 amendments to the sign ordinance to a section dealing with political signs. He remarked that

1 they were reviewed in detail during the work session. He reported that there were political signs
2 posted annually. This year would be more significant because it would be a general election.
3 The previous section of code regulated political signs the same way they were proposed in the
4 code amendment being presented. Staff asked that it be included in the sign ordinance. The
5 amendment stated that political signs cannot be placed in a public right-of-way or on private
6 property. It also states that the laws and regulations of the City must be followed as well as the
7 regulations that govern elections. Mr. Black mentioned that the proposed amendment would also
8 regulate the size of the sign and how high off the ground the sign can be.

9
10 Commissioner Haymore opened the public hearing. There were no public comments. The
11 public hearing was closed.

12
13 (19:08:50) *Commissioner Rosevear moved to approve the new proposed changes to Chapter*
14 *19.82 regarding political signs along with the staff changes and recommendations.*
15 *Commissioner Armstrong seconded the motion.*

16
17 It was noted that the matter was noticed only as a public hearing and there was no indication that
18 action would be taken. There was question raised as to whether the public hearing requirement
19 had been met. Mr. Black responded that the matter was noticed for possible action on the
20 agenda.

21
22 *The motion passed unanimously.*

23
24 **4. Discussion Item – Amendments to Chapter 19.76 – Supplementary and Qualifying**
25 **Regulations.**

26
27 (19:10:36) Mr. Black presented the staff report and stated that Chapter 19.76 involved the
28 Supplementary and Qualifying Regulations. He explained that they were already existing and
29 supplementary to other sections of the Code. Mr. Black explained that staff analyzed the chapter
30 and tried to remove items that were irrelevant or illegal. Some additions were recommended as
31 well as amendments. One of the amendments was to change the structure of the entire ordinance
32 so that it was split up into different types of regulations.

33
34 Mr. Black made suggestions as to what should be included in the chapter and welcomed
35 Commission input. He recognized that the matter was significant and deserved more discussion.
36 With the amount of regulation included in the chapter, he expected that it would involve more
37 than just a few meetings. Mr. Black explained that the City needed to fulfill the statutory
38 requirement for a public hearing and decided to present all of the proposed amendments together.

39
40 Under “Demolition Permits” on page 6, Commissioner Keane noticed that item number 5 needed
41 some capitalizations. On page 12, item I, he asked if the storage of RVs, Boats, and Travel
42 Trailers was covered in another part of the Code. Mr. Black confirmed that it was which was the
43 reason it was eliminated.

44
45 Commissioner Frost referred to page 7, item K, regarding “Portable Storage Containers” (pods)
46 and asked if it addressed the on-site storage that is advertised and prevalent in the area.
47 Mr. Black responded that it was supposed to. He explained that if pods are stored in a rear yard
48 they can remain longer and must meet current setbacks. There had been few problems with them

1 but each time there is an issue, the neighbors wish they were covered in the Code. The intent
2 was to prevent someone from moving into a neighborhood and parking a pod on the property for
3 an extended period of time.

4
5 Mr. Black explained that accessory structures would not be allowed in side or front yards. He
6 believed that if they can meet all of the requirements, they might qualify as an accessory
7 structure. He explained that an accessory structure or storage is anything outside of the main
8 residence and accessory to the main building. In a commercial setting, if there is a tent sale it is
9 considered an accessory structure and an accessory sale. In a residential setting, an accessory
10 structure could be a garage, shed, or playhouse that is detached from a house and more than six
11 feet away from the house.

12
13 (19:17:45) It seemed to Commissioner Armstrong that a portable storage container would
14 presumably fall under the same guidelines and rules as a shed. Mr. Black confirmed that it
15 would if it were in the rear yard. He explained that pods are allowed during the construction,
16 remodeling, or redevelopment of a permanent on-site structure with a valid building permit.

17
18 Commissioner Armstrong referred to the summary of 19.76.40 Land Use, and noticed that there
19 are two headings. One was qualified but the other was not. He suggested that both be qualified.

20
21 In response to a question raised, it was clarified that the public hearing for the above item had
22 not yet been noticed and only on the agenda for discussion until the Commission is satisfied with
23 what is proposed. At that point, a public hearing will be scheduled.

24
25 **5. Discussion Item – Amendments to Chapter 19.90 – Amendments and Rezoning.**

26
27 (19:23:00) Mr. Black agreed to notice up the public hearing on the above matter for the next
28 meeting. He anticipated two public hearings would be scheduled for the next meeting.

29
30 **6. Planning Director's Report.**

31
32 Mr. Black reported that both Sherry McConkey and Glenn Symes accepted employment outside
33 the City. Ms. McConkey had already left the City and Mr. Symes would be leaving shortly.

34
35 Mr. Black requested that the Planning Commission make a motion tonight to cancel the meeting
36 scheduled for May 7, 2008. He explained that the City was short-staffed and no staff member
37 would be available to make a presentation to the Commission.

38
39 Commissioner Haymore expressed appreciation to Mr. Symes for his service rendered on behalf
40 of the City and wished him luck in his future endeavors. Mr. Symes thanked the Commission
41 Members for the opportunity of working with them. He recognized Cottonwood Heights City as
42 challenging and great community to work for.

43
44 (19:25:58) *Commissioner Bowen moved to cancel the meeting scheduled for May 7, 2008.*
45 *Commissioner Rosevear seconded the motion. The motion passed unanimously.*

46
47 Commissioner Bowen commented on the traffic making illegal left hand turns out of the
48 shopping center. He asked the Planning Director to take the appropriate steps to get the problem

1 solved or take the first step in revoking the conditional use permit. He stated that City Engineer,
2 Brad Gilson, had a fix in mind. Commissioner Bowen, however, thought it ought to be up to the
3 developer rather than the City to solve the problem. He pointed out that Planning Commission
4 didn't want to allow the existing access. He explained that it was granted based on very clear
5 instruction that there not be a left turn coming out onto Fort Union Boulevard.

6
7 **7. Adjournment.**

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9 (19:27:29) *Commissioner Armstrong moved to adjourn. Commissioner Bowen seconded the*
10 *motion. The motion passed unanimously.*

11
12 The Planning Commission Meeting adjourned at 7:28 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights City Planning Commission meeting held Wednesday, April 2, 2008.*

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9 Teri Forbes
10 T Forbes Group
11 Minutes Secretary

12
13
14 Minutes approved: